

\$219,000 - 2202 Highway 334, Upper Wedgeport

MLS® #202306371

\$219,000

2 Bedroom, 1.50 Bathroom, 1,000 sqft

Residential on 7.81 Acres

Upper Wedgeport, Upper Wedgeport, NS

This adorable 2 bedroom ,1.5 bath, bungalow with 7.8 acres has a lot to offer! Recent improvements have resulted in a quality, move-in ready home with inexpensive utility bills of <\$225/month ave for power/heat! Upgrades include windows, roof, vinyl siding, insulation under the siding, 2 heat pumps and weeping tile. Other great features of this home are hardwood floors, half-bath ensuite, large built -in cabinet in the dining room and a full, dry basement, wide open and ready for development, with an exterior entrance. The generator panel will have you prepared in a power outage by simply plugging in a generator at the exterior plug . There are also distant views of the water across the street from the open living-dining area and the kitchen. This property is located in Upper Wedgeport less than 15 minutes to town. The house sits on an ~ 0.3 acre house lot with a 12 X 10 storage shed and is being sold with an extra 7.4 acre forested lot at the back of the property.



Built in 1963

Essential Information

MLS® #	202306371
Price	\$219,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	1,000
Acres	7.81
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 9th, 2023

Community Information

Address	2202 Highway 334
Area	Yarmouth
District	County Wedgeport
Sub-District	Upper Wedgeport
City	Upper Wedgeport
County	Yarmouth
Province	NS
Postal Code	B0W 1B0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Dirt

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Forced Air, Furnace, Ductless
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Plymouth School
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Middle	Drumlin Heights Consolidated School
High	Drumlin Heights Consolidated School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Modern Realty
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